

GENERAL SERVICES ADMINISTRATION  
PUBLIC BUILDINGS SERVICE  
LEASE AMENDMENT

LEASE AMENDMENT NO. 1

TO LEASE NO. **GS-08P-14840**  
DATE

ADDRESS OF PREMISES

3770 Puritan Way  
Frederick, CO 80516-9463

THIS AGREEMENT, made and entered into this date by and between  
whose address is  
Ferrous Development LLC, Unit B  
3770 Puritan Way  
Frederick, CO 80516-9463

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease in order to complete all construction documents including all engineering, structural and other related architectural services needed in order to complete the construction of tenant improvements for the tenant agency.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective November 24, 2014, as follows:

Section 1, Paragraph 1.10 of the Lease, shall have the following paragraph added as follows:

"This Lease Amendment No. 1 is issued pursuant to paragraph 30 of the Changes Clause (Form 3517B): The Lessor hereby agrees to provide all labor, materials, supervision and permits necessary to complete, all construction documents as outlined in the attached proposal dated November 12, 2014. Upon completion of said work to the satisfaction of the Contracting Officer and the GSA Project Manager, the Government shall pay the Lessor the amount of \$6.50 per SF x 6,727 USF = \$43,725.50, plus 5% CM fees in the amount of [REDACTED] 8 for a total of [REDACTED]. In addition [REDACTED] requires other substantial services for additional design requirements, not originally anticipated. Therefore, an additional amount of \$20,750.75 to be in Change order No. 1 will be added. The total architectural costs in the amount of \$66,662.53 to be paid in a lump sum basis upon receipt of an itemized invoice from the Lessor."

Payment shall be forwarded to: **Ferrous Development LLC**  
3770 Puritan Way  
Frederick, CO 80516-9463

The Vendor receiving payment shall issue the invoice. Additionally the invoice shall include a unique invoice number and cite the following PDN number **PS0030332** (Invoices submitted without the PDN are immediately returned to the Vendor.) Invoices shall be submitted to the Greater Southwestern Finance Center (with a copy to the Contracting Officer) electronically on the Finance Website at [www.finance.gsa.gov](http://www.finance.gsa.gov). Vendors who are unable to process the invoices electronically may mail the invoice to the following address: GSA, Greater Southwest Finance Center (7BCP), P.O. Box 17181, Fort Worth, Texas 76102."

All other terms and conditions of the Lease shall remain in force and effect. IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

FOR THE LESSOR

Ferrous Development LLC

Signature: [REDACTED]

Name: Louis L. King Jr.

Title: Manager

Entity Name: Ferrous Development LLC

Date: 12/3/14

FOR THE GOVERNMENT

Signature: [REDACTED]

Name: Darrin D. Kelly

Title: Lease Contracting Officer

GSA, Public Buildings Service

Date: 12/4/14

Name: Maria Ferraro

Title: Office Administrator

Date: 12-03-14